

FLATHEAD COUNTY BOARD OF ADJUSTMENT
MINUTES OF THE MEETING
MAY 5, 2009

**CALL TO
ORDER**

A meeting of the Flathead County Board of Adjustment was called to order at approximately 6:00 p.m. Board members present was Gina Klempel, Scott Hollinger, and Craig Wagner. Mark Hash and Tony Sagami had excused absences. Allison Mouch and Jeff Harris represented the Flathead County Planning & Zoning Office.

There was 1 person in the audience.

**APPROVAL OF
MINUTES**

Klempel motioned and Wagner seconded to approve the 12/2/08 and 2/3/09 minutes.

**PUBLIC
COMMENT**
*(not related to
agenda items)*

None.

**BOARD
ELECTIONS**

Wagner motioned and Klempel seconded to table the elections until the 6/2/09 meeting. The motion passed unanimously.

**RAWHIDE
TRADING POST
(FZV 09-02)**

A request by Rawhide Trading Post, owner Wayne Mackie, for a Zoning Variance to property within the Middle Canyon Zoning District. The applicant is requesting a variance to Section 4.1 A(3)d(1) of the Canyon Area Land Use Regulatory System (CALURS) which allows one freestanding sign per business <15 feet high with no single sign face exceeding 20 sq feet.

STAFF REPORT

Allison Mouch reviewed Staff Report FZV 09-02 for the Board.

**BOARD
QUESTIONS**

The board and staff discussed the angle of the sign, if anyone else had requested an angled sign that had been denied, and the readability of an angled sign as opposed to a two sided sign.

**APPLICANT
PRESENTATION**

Wayne Mackie, the owner of Rawhide Trading Post, West Glacier, spoke about how he designed the sign and the reason he asked for an angled sign. He gave a history of the steps he had taken to this point concerning signage for his business on the road.

**BOARD
QUESTIONS**

None.

AGENCY COMMENTS	None.
PUBLIC COMMENT	None.
APPLICANT REBUTTAL	None.
STAFF REBUTTAL	<p>Mouch said with the roadside footage he has, he would be only permitted to have one sign. Staff still supported the petition.</p> <p>Harris said the regulations allowed for a 15 foot high sign. The applicant would have a shorter, narrower sign than the allowable size which worked in the applicant's favor. The 30 degree angle came from regulations which concerned billboard signage. There was nothing in the regulations which covered onsite signage.</p>
BOARD DISCUSSION	The board discussed the merits of the petition which concerned safety issues with traffic, the ability to pull in more business, the design of the sign, and sign height. They also discussed possible wording for the amendment of conditions 2 and 3.
MAIN MOTION TO ADOPT F.O.F. AND AMEND CONDITIONS 2 AND 3 AND GRANT APPROVAL	<p>Klempel made a motion seconded by Wagner to adopt staff report FZV 09-02 as findings-of-fact, grant approval and amend condition 2 and 3 to read;</p> <p>2. The permitted <i>angular</i> sign shall not exceed 15–10 feet in height, as measured from ground level to the top of the sign face [as per CALURS Section 4.1(A)(3)(d)(1)].</p> <p>3. The permitted <i>angular</i> sign may <i>shall</i> be double-sided; however, the angle between sign faces shall not exceed 30% <i>degrees</i>.</p>
ROLL CALL VOTE	On a roll call vote the motion passed unanimously.
COMMITTEE REPORTS	None.
OLD BUSINESS	None.
NEW BUSINESS	None.

ADJOURNMENT The meeting was adjourned at approximately 6:34 pm. on a motion by Wagner. The next meeting will be held at 6:00 p.m. on June 2, 2009.

Scott Hollinger, President

Donna Valade, Recording Secretary

APPROVED AS SUBMITTED/CORRECTED: 6/2/09